

# New Builds

House & land  
packages inside

Design your  
own home

Team Ben #1 in  
Marlborough  
Let us show you!

**Are you selling soon?**

Call Harcourts **Team Ben**

027 626 5003

020 4160 3583



# \$1,119,000

## Blenheim

Lot 107 Rose Manor, Blenheim



# for sale

dwelling size	section size
196 m <sup>2</sup>	705 m <sup>2</sup>

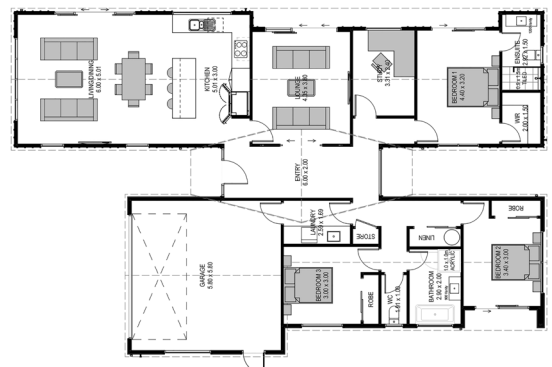
**homes  
for  
sale**

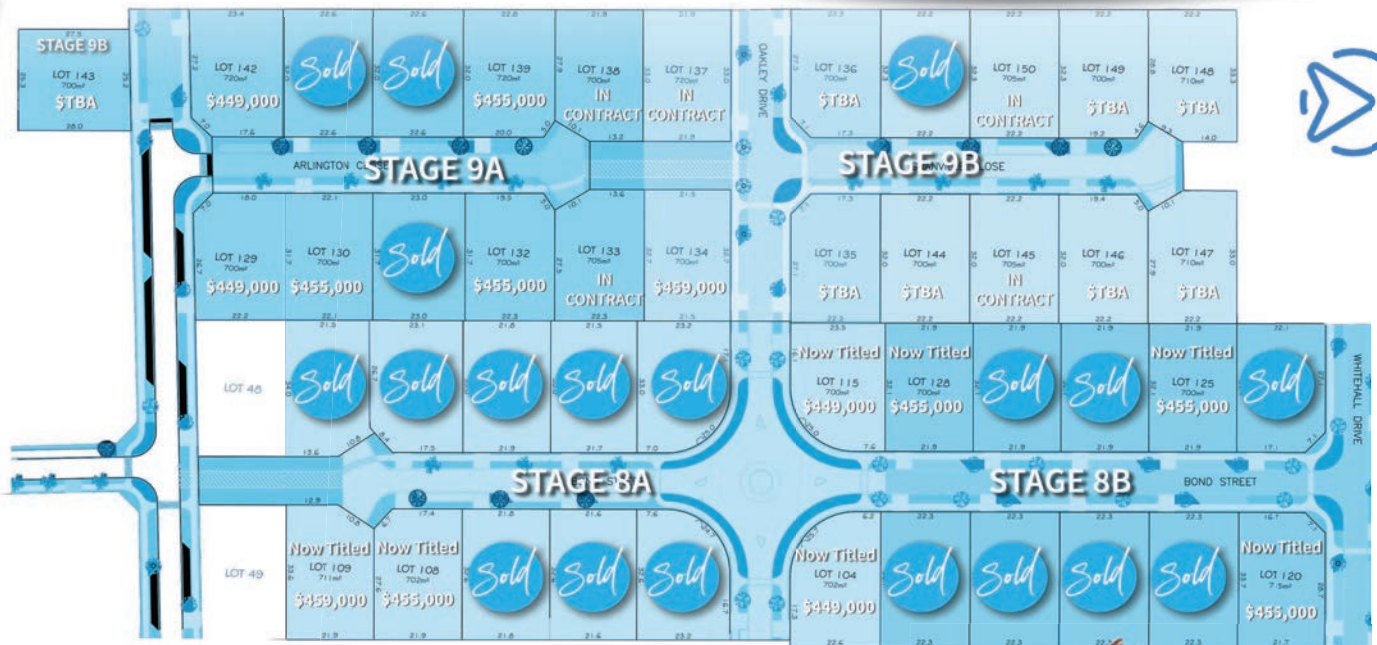
Offering three double bedrooms and an open plan living, kitchen and dining area with separate lounge, this home is perfectly designed to maximise space and indoor/outdoor flow. Complementing the living and bedroom spaces are the family bathroom, separate WC and ensuite that are well-appointed with quality fixtures and fittings. The home features an internal access double garage, separate laundry and storage throughout.

Rose Manor is proving to be a popular development on the Northern edge of the Blenheim township. The subdivision has been thoughtfully designed with reserves, street lighting and landscapes, along with covenants to protect your investment. Bordered by grape vines and with a relaxed English feel, easy access to schooling and recreational activities, Rose Manor provides a lifestyle choice for families and retirees alike.

### more features.

- + Boundary Fences
- + Godfrey Hirst Flooring
- + Driveway and Patios Included
- + 10 Year Registered Master Build Guarantee
- + Smeg Appliances
- + Seperate Lounge
- + Tiled Shower





Titles Stage 8A - Issued  
 Titles Stage 8B - Issued  
 Titles Stage 9A - +- Nov 2022

**TEAM BEN**  
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 samantha.lewis@harcourts.co.nz  
 020 41603583





VIRTUALLY STAGED

## Blenheim 10 Whitehall Drive, Rose Manor

### Super Sized Sleek Sophisticated Style

This lavish home is expansive in every direction. Frosted glass New York sliders allow you to close off the separate living room but continue the light airy feeling of the entire home. The high spec kitchen and walk in pantry make entertaining a breeze inside or out. Currently looking out over budding vineyards there are both east and west outdoor living spaces.

The luxurious master bedroom has a roomy, well equipped walk-in-robe and amazing ensuite.

There is space for study, attic storage and masses of cupboard space in the galley style laundry.

Beautifully fenced, lawns sown and an oversized double garage with separate auto doors.

This is not an ordinary house - make it your extraordinary home. Give Team Ben a call today.

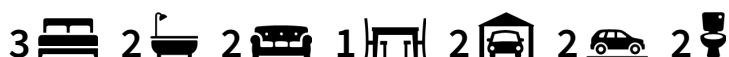


VIRTUALLY STAGED

### Price by Negotiation over \$1,300,000

View [www.harcourts.co.nz/BL9950](http://www.harcourts.co.nz/BL9950) Rates \$2,732.77 Land area 727 sqm

Approx year built 2022



#### Ben McLennan

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Marlborough Real Estate 2008 Ltd

Licensed REAA 2008



# \$1,160,000

## Blenheim

Lot 113 Bond Street, Rose Manor, Blenheim



# for sale

dwelling size	section size
210 m <sup>2</sup>	700 m <sup>2</sup>

homes  
for  
sale

Offering 4 double bedrooms and an open plan living, kitchen and dining area with separate lounge, this home is perfectly designed to maximise space and indoor/outdoor flow. Complementing the living and bedroom spaces are the family bathroom, separate WC and ensuite that are well-appointed with quality fixtures and fittings. The home features an internal access double garage, separate laundry and storage throughout.

Rose Manor is proving to be a popular development on the Northern edge of the Blenheim Township. The subdivision has been thoughtfully designed with reserves, street lighting and landscapes, along with covenants to protect your investment. Bordered by grape vines and with a relaxed English feel, easy access to schooling and recreational activities, Rose Manor provides a lifestyle choice for families and retirees alike.

### more features.

- + Boundary Fences
- + Fully Landscaped
- + Godfrey Hirst Flooring
- + Driveway and Patios Included
- + 10 Year Registered Master Build Guarantee
- + Separate Lounge
- + Tiled Shower





## Springlands 14 Whitehall Drive

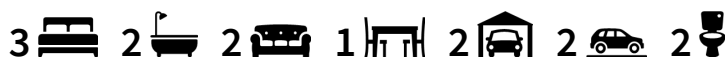
### Appreciate The Space

This home has space in spades. Admire the build quality and design of this fantastic home. Located in the desired Rose Manor, tucked away on the boundary edge you are spoilt for tranquility, with its functionality and sun it's second to none. With high spec features throughout including oversized garage, pop up garden sprinklers, big separate laundry with plenty of storage, heat pump, stone benches, top notch appliances, big walk-in-robe and lovely yard great for entertaining in the summer sun. This home has the wow factor. Come and experience what this home has to offer you won't be disappointed.



**\$1,190,000**

View [www.harcourts.co.nz/BL10186](http://www.harcourts.co.nz/BL10186) Land area 727 sqm



This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

**Ben McLennan**

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Marlborough Real Estate 2008 Ltd

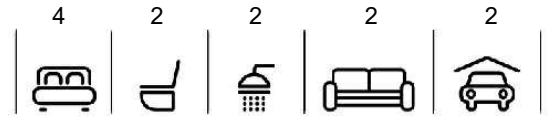
Licensed REAA 2008



# \$1,363,000

## Blenheim

Lot 114 Rose Manor, Blenheim, Marlborough



# for sale

dwelling size 224 m<sup>2</sup> | section size 700 m<sup>2</sup>

homes for sale

Mike Greer Homes Marlborough's stunning new showhome to be built is for sale with a lease back agreement. Perfect Opportunity for Investors.

Set on a fully fenced and landscaped section, this home has been thoughtfully designed to maximise space and comfortable living. With 4 double bedrooms and a spacious family bathroom and Ensuite, this home is perfectly appointed for growing families wanting the warmth and style of a new home. This home features an open plan Dining/Kitchen area which flows nicely into the Living area with a separate cosy Lounge that includes a gas fire. With an internal access double garage, quality fixtures and fittings and storage throughout, this home really presents good value for money.

Rose Manor is a popular development on the Northern edge of the Blenheim Township. The subdivision has been designed with reserves, street lighting and landscapes, along with covenants to protect your investment.

### more features.

- ◆ Boundary Fences
- ◆ Fully Landscaped
- ◆ Gas Fire
- ◆ Driveway and Patios Included
- ◆ 10 Year Registered Master Build Guarantee
- ◆ Guaranteed Show Home Rent Back Options Available
- ◆ Smeg Appliances



# \$1,139,000

## Blenheim

Lot 116 Bond Street, Rose Manor, Blenheim



# for sale

dwelling size	section size
214 m <sup>2</sup>	738 m <sup>2</sup>

homes  
for  
sale

This stylish home combines a practical floor plan with attention to detail to maximise functionality and lifestyle. With four double bedrooms and spacious living areas, this home is perfectly appointed for growing families wanting the warmth and style of a new home. Showcasing the best in modern fixtures and fittings, the kitchen and bathrooms are all designed to combine functionality with flair and comfort. An internal access double garage and storage throughout the home to keep things tidy and secure makes family living even easier.

Rose Manor is proving to be a popular development on the Northern edge of the Blenheim township. The subdivision has been thoughtfully designed with reserves, street lighting and landscapes, along with covenants to protect your investment. Bordered by grape vines and with a relaxed English feel, easy access to schooling and recreational activities, Rose Manor provides a lifestyle choice for families and retirees alike.

### more features.

- + Close to Local Amenities
- + Boundary Fences
- + Driveway and Patios Included
- + 10 Year Registered Master Build Guarantee
- + Open Plan Living
- + Seperate Lounge
- + Study Nook
- + Tiled Shower





**\$1,085,000**

 **mikegreerhomes**

## Blenheim

Lot 124 Bond Street, Rose Manor, Blenheim



# for sale

dwelling size | section size  
191 m<sup>2</sup> | 700 m<sup>2</sup>

**homes  
for  
sale**

With three double bedrooms, two bathrooms, separate office and spacious living areas, this home is perfectly appointed for growing families wanting the warmth and style of a new home. The open plan living, kitchen and dining area creates a spacious central hub that integrates nicely with the outdoor entertaining area and the garden. The main bathroom is well appointed with a tiled shower, bath and toilet tucked away off the hall. With an internal access double garage, quality fixtures and fittings throughout, and a great location close to schools and amenities, this home really presents good value for money.

Rose Manor is proving to be a popular development on the Northern edge of the Blenheim township. The subdivision has been thoughtfully designed with reserves, street lighting and landscapes, along with covenants to protect your investment. Bordered by grape vines and with a relaxed English feel, easy access to schooling and recreational activities, Rose Manor provides a lifestyle choice for families and retirees alike.

### more features.

- ✦ Close to Local Amenities
- ✦ Boundary Fences
- ✦ Godfrey Hirst Flooring
- ✦ Driveway and Patios Included
- ✦ 10 Year Registered Master Build Guarantee
- ✦ Open Plan Living
- ✦ Tiled Shower



Harcourts  
**Team Ben**

# \$1,148,000

## Blenheim

Lot 126, Bond Street, Rose Manor, Blenheim



# for sale

dwelling size	section size
209 m <sup>2</sup>	700 m <sup>2</sup>

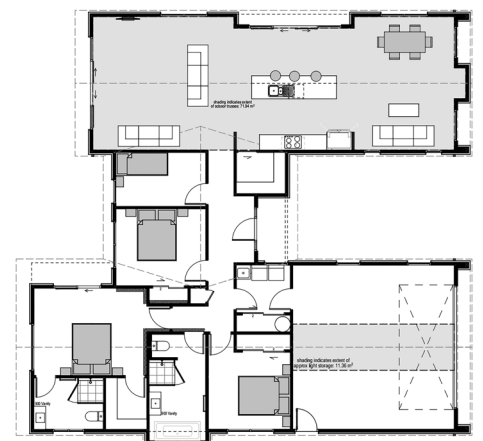
homes  
for  
sale

This stylish home combines a practical floor plan with attention to detail to maximise functionality and lifestyle. With 3 double bedrooms, a separate office and an open plan living, this home is perfectly appointed for growing families wanting the warmth and style of a new home. Showcasing the best in modern fixtures and fittings, the kitchen and bathrooms are all designed to combine functionality with flair and comfort. An internal access double garage and storage throughout the home to keep things tidy and secure makes family living even easier.

Rose Manor is proving to be a popular development on the Northern edge of the Blenheim Township. The subdivision has been thoughtfully designed with reserves, street lighting and landscapes, along with covenants to protect your investment. Bordered by grape vines and with a relaxed English feel, easy access to schooling and recreational activities, Rose Manor provides a lifestyle choice for families and retirees alike.

### more features.

- Boundary Fences
- Fully Landscaped
- Godfrey Hirst Flooring
- Driveway and Patios Included
- 10 Year Registered Master Build Guarantee
- Open Plan Living





## Blenheim 100 Oakley Avenue, Rose Manor

### Show Stopper

Visit this home today, you'll fall in love. There's a lot on offer with this stunning, four bedroom, two bathroom new-build in the sought after Rose Manor subdivision in Springlands, Blenheim.

Lovely high cathedral ceilings and a superb finish all around. Amazing street presence with fully landscaped section makes this home stand out from the rest.

The spacious twin living areas are sunny and oh so perfect for family fun, entertaining and most especially a wonderful Christmas morning with the whole whanau.

The living areas lead out to a covered outdoor space ready for summer BBQs.

Other extras include formal entranceway, separate laundry, off-street parking for boat or caravan, walk-in-storage cupboard, walk-in-pantry, ensuite and walk-in-robe.

Call Team Ben today.

**\$1,095,000**

View [www.harcourts.co.nz/BL10042](http://www.harcourts.co.nz/BL10042) RV \$305,000.00 Land area 731 sqm



VIRTUALLY STAGED

### Ben McLennan

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Marlborough Real Estate 2008 Ltd

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Kids & Adults Enter

Thanks to

Harcourts **TeamBen**

**thewarehouse** //



**WIN 3x \$100**

Kids 2x \$100 vouchers & adult 1x \$100 Voucher  
Winners will be drawn 19th December 22 - GOOD LUCK!

**Selling soon?**  
 Call **TeamBen**  
 027 626 5003  
 020 4160 3583



Name \_\_\_\_\_

Age \_\_\_\_\_

Number \_\_\_\_\_

Email \_\_\_\_\_

Return to Harcourts - 1 Scott St, or after hours slide under main door.

# Team Ben #1 in Marlborough Let us show you!

**Are you selling or buying soon?** Contact Team Ben

027 626 5003 - [ben.mclennan@harcourts.co.nz](mailto:ben.mclennan@harcourts.co.nz)

020 4160 3583 - [samantha.lewis@harcourts.co.nz](mailto:samantha.lewis@harcourts.co.nz)

